178.0	0006	0018.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,700 / 780,700
					USE VALUE:	780,700 / 780,700
					ASSESSED:	780,700 / 780,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRISCHER MATTHEW & SARA
Owner 2:	
Owner 3:	
Street 1:	70 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CARR NOREEN/RIGOLI MARGARET/TR -
Owner 2:	DOROTHY BREEN & RUTH CARR TRUS -
Street 1:	70 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .183 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Aluminum Exterior and 2374 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7962.000	319,500		461,200	780,700
Total Card	0.183	319,500		461,200	780,700
Total Parcel	0.183	319,500		461,200	780,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.80 /Parcel: 328.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120906

GIS Ref

GIS Ref

Insp Date 07/25/18

!14018!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0006-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	319,500	0	7,962.	461,200	780,700		Year end	12/23/2021
2021	101	FV	308,200	0	7,962.	461,200	769,400		Year End Roll	12/10/2020
2020	101	FV	308,200	0	7,962.	461,200	769,400	769,400	Year End Roll	12/18/2019
2019	101	FV	215,300	0	7,962.	461,200	676,500	676,500	Year End Roll	1/3/2019
2018	101	FV	215,300	0	7,962.	388,700	604,000	604,000	Year End Roll	12/20/2017
2017	101	FV	215,300	0	7,962.	355,800	571,100	571,100	Year End Roll	1/3/2017
2016	101	FV	215,300	0	7,962.	303,100	518,400	518,400	Year End	1/4/2016
2015	101	FV	201,800	0	7,962.	263,500	465,300	465,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:11:04

LAST REV

Date	Time
10/10/19	18:26:51
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14018

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR NOREEN/RIG	61717-286		5/1/2013		552,000	No	No		
BREEN DOROTHY M	49173-184		3/26/2007	Family	1	No	No		
	14190-271		1/1/1981		80,200	No	No		Y

USER DEFINED

Prior Id # 1:	120906
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2018	310	Dormers	60,000	C				
7/16/2013	1082	Manual	3,500	C				
5/21/1996	193	Manual	2,500					NEW LANDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
1/9/2014	Info Fm Prmt	EMK	Ellen K
11/3/2008	Meas/Inspect	189	PATRIOT
3/3/2000	Inspected	276	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/20/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7962		Sq. Ft.	Site		0	70.	0.83	7									461,204						461,200	

Total AC/HA:	0.18278	Total SF/SM:	7962	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	461,204	Spl Credit		Total:	461,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.25096154
Const Adj.:	0.99297005
Adj $ / SQ:	136.638
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392489
Depreciation:	73003
Depreciated Total:	319486

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

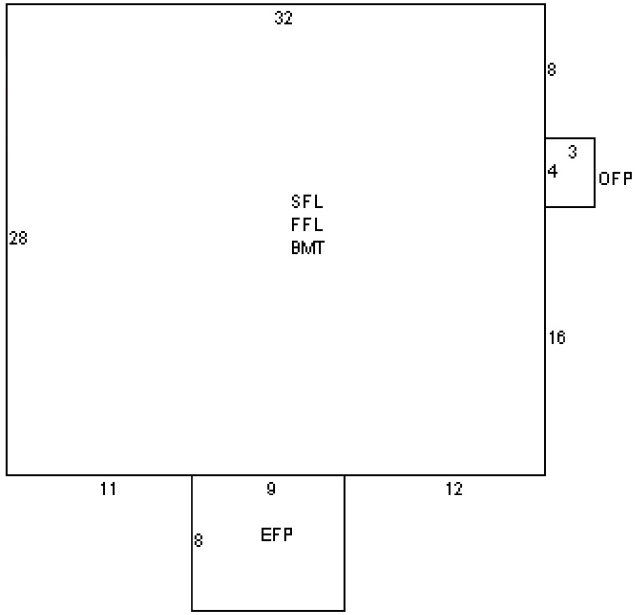
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	136.64
Special Features:	0	Val/Su Net:	117.16
Final Total:	319500	Val/Su SzAd	182.86

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	896	75.420	67,580
FFL	First Floor	896	136.640	122,428
SFL	Second Floor	851	136.640	116,307
EFP	Enclos Porch	72	64.580	4,650
OFP	Open Porch	12	43.690	524
	Net Sketched Area:	2,727	Total:	311,489
Size Ad	1747.2000	Gross Area	2772	FinArea 2374

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	70	G	
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N Total Yard Items: Total Special Featues: Total:

PARCEL ID

178.0-0006-0018.A

IMAGE

AssessPro Patriot Properties, Inc